

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 2-SA-13-C
Application Filed: 12/28/2012
Applicant: PHILIP GARRETT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South end of Iron Gate Blvd., south of Hardin Valley Rd., east of Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 104 PART OF 093 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a four lane divided median section within a required 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public street and vacant land
Surrounding Land Use: North: Mixed commercial / PC (Planned Commercial) / TO (Technology Overlay)
South: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)
East: Residences / A (Agricultural) / TO (Technology Overlay)
West: Mixed commercial and vacant land / PC (Planned Commercial) / TO (Technology Overlay)
Proposed Use: Public street **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Iron Gate Boulevard Improvements
No. of Lots Proposed: 0 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 2 conditions
Staff Recomm. (Full): 1. Submitting the design plan for approval and meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Submitting and obtaining approval of the final plat for the change in the street right-of-way for the turnaround for Iron Gate Blvd.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PC/TO District.

Comments: The applicant is requesting approval of a revision to the turnaround area at the southern end of Iron Gate Blvd., a public street that intersects with Hardin Valley Rd. at Cherahala Blvd. When Iron Gate Blvd. was approved in 2006, the street was designed to eventually tie into Schaeffer Rd. and become Schaeffer Rd. in its future alignment with Cherahala Blvd. Since the realignment of Schaeffer Rd. was being scheduled as a part of the Pellissippi Parkway improvements that were associated with the Tennessee Department of Transportation's proposed Orange Route, a temporary hammer head turnaround was incorporated into the Iron Gate Blvd. improvements. With the elimination of the Orange Route, the Schaeffer Rd. improvements have been delayed and the applicant is being required to upgrade the Iron Gate Blvd. turnaround to the cul-de-sac turnaround standard. The concept plan still identifies the future location of the street extension to Schaeffer Rd.

Action: Approved Meeting Date: 2/14/2013

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 2 conditions

Date of Approval: 2/14/2013 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: